Cause No. _____

Tenant: _____

In the Justice Court

V.

Precinct _____

Landlord: _____

Wise County, Texas

PETITION FOR RELIEF UNDER SECTION 92.0563 OF THE TEXAS PROPERTY CODE

1. **COMPLAINT**: Tenant files this petition against the above-named Landlord pursuant to Section 92.0563 of the Texas Property Code because there is a condition in Tenant's residential rental property that would materially affect the health or safety of an ordinary tenant.
Information Regarding Residential Rental Property:

_____
Street Address Unit No. (if any) City County State Zip Landlord's Contact Information (to the extent known):

_____
Business Street Address Unit No. (if any) City County State Zip Phone Number

2. **SERVICE OF CITATION**: Check the box next to each statement that is true. Tenant received in writing Landlord's name and business street address. Tenant received in writing the name and business street address of Landlord's management company. The name of Landlord's management company is _____. To Tenant's knowledge, this is the management company's contact information:

_____
Business Street Address Unit No. (if any) City County State Zip Phone Number
The name of Landlord's on-premise manager is _____. To Tenant's knowledge, this is the on-premise manager's contact information

_____
Business Street Address Unit No. (if any) City County State Zip Phone Number
The name of Landlord's rent collector serving the residential rental property is _____. To Tenant's knowledge, this is the rent collector's contact information:

_____
Business Street Address Unit No. (if any) City County State Zip Phone Number

3. **LEASE AND NOTICE**: Check the box next to each statement that is true.
The lease is oral. The lease is in writing. The lease requires the notice to repair or remedy a condition to be in writing.
Tenant gave written notice to repair or remedy the condition on _____. The written notice to repair or remedy the condition was sent by certified mail, return receipt requested, or registered mail on _____. Tenant gave oral notice to repair or remedy the condition on _____.
Name of person(s) to whom notice was given: _____
Place where notice was given: _____

4. **RENT**: At the time Tenant gave notice to repair or remedy the condition, Tenant's rent was: current (no rent owed), not current but Tenant offered to pay the rent owed and Landlord did not accept it, or not current and Tenant did not offer to pay the rent owed. Tenant's rent is due on the _____ day of the month week _____(specify any other rent-payment period). The rent is $_____ per month week _____(specify any other rent-payment period). Tenant's rent (check one): is not subsidized by the government is subsidized by the government as follows, if known: $_____ paid by the government, and $_____ paid by Tenant.

5. **PROPERTY CONDITION:** Describe the property condition materially affecting the physical health or safety of an ordinary tenant that Tenant seeks to have repaired or remedied:_____
_____

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6. **RELIEF REQUESTED**: Tenant requests the following relief: a court order to repair or remedy the condition, a court order reducing Tenant's rent (in the amount of $_____ to begin on _____), actual damages in the amount of $_____, a civil penalty of one month's rent plus $500, attorney's fees, and court costs.
Tenant states that the total relief requested does not exceed $10,000, excluding interest and court costs but including attorney's fees.

Tenant Signature: _____ Date: _____
Street address Unit No. (if any) Phone Number

_____
City State Zip

_____